

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, November 22, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following application for variances under Section 902 of the Zoning Ordinance:

5:30 P.M.

On August 16, 2010, the Board continued the following matter for further details:

ALEXEI SOTSKI: 26 Woodmont Street, Lot 181 on the Tax Assessor's Plat 125 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 13, 304 and 416.4 in the proposed change in the use of the existing structure from a two-family to a three-family dwelling. The applicant is requesting a use variance for the additional dwelling unit within the R-2 district, and a dimensional variance from regulations governing front yard setback, porches and decks. The lot in question contains approximately 8,000 square feet

of land area.

NEW MATTERS

DONALD W. BUSH & MARIA E. RICO: 133-137 Stansbury Street, Lots 30 and 31 on the Tax Assessor's Plat 99 located in a Residential R-2 Two-Family Zone. The current legal use of the subject property is two residential units; the applicant is seeking relief from Section 303-use code 13 and proposes to create a third dwelling unit on the third floor of the existing building located on Lot 30. The applicant is seeking a use variance; whereby, the R-2 district restricts the use to two dwelling units. This proposal meets the parking requirement; whereby, abutting Lot 31 contains an existing paved parking area that would be merged into Lot 30. Both lots together contain approximately 6,800 square feet of land area.

MARTIN THORNTON: 145 Spruce Street, Lot 456 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 58 seeking to include entertainment within the existing restaurant, and further seeks relief from Section 401 in order to provide entertainment on the outdoor patio. The lot in question contains approximately 3,418 square feet of land area.

MARK WATSON: 52-54 Whittier Avenue, Lot 327 on the Tax Assessor's Plat 105 located in a Residential R-2 Two-Family Zone. The current legal use of the subject property is three residential units; the applicant is seeking relief from Sections 201.6, 201.7, 303-use code 14 and 304 and proposes to create a fourth dwelling unit on the third floor of the existing building. This proposal meets the parking requirement. The applicant is seeking use and dimensional variances; whereby, the R-2 district restricts the use to two-dwelling units. Relief is being sought from regulations governing the expansion and intensification of a legally existing nonconforming use, and lot area per dwelling unit. The lot in question contains approximately 5,000 square feet of land area.

ELMGROVE IMPROVEMENTS, LLC: 183-185 Elmgrove Avenue (corner Everett Ave.), Lot 211 on the Tax Assessor's Plat 86 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A) and 704.2(D) in the proposed construction of a second driveway with curb cut at the northwest corner of the front yard of this existing two-family structure in order to provide two additional parking spaces on the property. The applicant is requesting a dimensional variance and seeks relief from regulations governing width of driveways and number of curb cuts per lot. The lot in question contains approximately 4,200 square feet of land area.

7:00 P.M.

DAVID G. BAZARSKY, OWNER AND ABDUL DARWICK, APPLICANT:

369 Douglas Avenue (corner Suffolk St.), Lot 627 on the Tax Assessor's Plat 70 located in a General Commercial C-2 Zone; to be relieved from Section 305.1(8) in the proposed construction of a new 15' x 8' addition to the rear of the existing building that would contain walk-in coolers for a new restaurant. This proposal meets the parking requirement. The applicant is requesting a dimensional variance and seeks relief from regulations governing rear yard setback for the proposed new addition only. The lot in question contains approximately 5,950 square feet of land area.

PRINTERY PROPERTIES, LLC: 60 Printery Street, Lot 625 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 303-use code 68, 305 and 607.4 in the proposed construction of a new "V" shaped billboard 112 feet in height consisting of two sign panels each panel face measuring 48' x 14' attached to a monopole, one sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The applicant is requesting use and dimensional variances and seeks relief from regulations governing freestanding signs, maximum sign area and billboards. The lot in question contains approximately 33,277 square feet of land area.

FIREFIGHTER REALTY CORP., OWNER AND LAMAR ADVERTISING CO., APPLICANT: 90-110 Printery Street, Lots 239 & 586 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 303-use code 68, 305 and 607.4 in the proposed construction of a new "V" shaped billboard 137 feet in height consisting of two sign panels each panel face measuring 48' x 14' attached to a monopole, one sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The applicant is requesting use and dimensional variances and seeks relief from regulations governing freestanding signs, maximum sign area and billboards. The lots in question together contain approximately 27,017 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, NOVEMBER 22, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, NOVIEMBRE 22, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY

**HALL
25 DORRANCE STREET
PROVIDENCE, RHODE ISLAND**

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 10, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 16, 2010 at 5:30 P.M.

Wednesday, September 1, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376